



## CITY PLAN COMMISSION

### NOVEMBER DECISIONS

**Friday, November 22, 2013**

**1:30 PM**

**1000 Throckmorton St.**

**City Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit**

<http://fortworthtexas.gov/boards/planninganddevelopment/>

#### Commissioners:

Charles Rand, Chair CD 1	<u>P</u>	Stephanie Spann, CD 6	<u>P</u>
Jennifer Trevino, CD 2	<u>A</u>	Jim Wietholter, CD 7	<u>P</u>
Vacant, CD 3	<u> </u>	Don Boren, Vice Chair CD 8	<u>P</u>
Mark Brast, CD 4	<u>P</u>	Mike Brennan, CD 9	<u>P</u>
Robert Horton, CD 5	<u>P</u>	Bob Kelly, Alternate	<u>P</u>

#### **I. WORK SESSION:**

**11:00 AM**

**Pre-Council Chamber**

A. Correspondence & Comments	Staff & Chair
B. Lunch	
C. Review of Cases on Today's Agenda	Staff
D. 2023 Downtown Strategic Action Plan Briefing	Downtown Fort Worth, Inc.
E. 2014 Bond Program Discussion	Staff
F. Storm Water Management Briefing	Staff

#### **II. PUBLIC HEARING:**

**1:30 PM**

**Council Chamber**

A. Approval of Previous Month's Minutes	<b>APPROVED 8 / 0</b>
B. Approval of Previously Recorded Final Plats	<b>APPROVED 8 / 0</b>

C. Consent Agenda (5)

1. **PP-13-030**    **Centreport:**    **2 Non-Residential Lots and 1 Private Open Space Lot. Council District 5.**

- a. Being approximately 38.518 acres in the Vincent J Hutton Survey, Abstract No. 681, City of Fort Worth, Tarrant County, Texas.
- b. Applicant: Centreport Venture, L.P.
- c. General Location: Northeast corner of the intersection of Centreport Drive and Trinity Boulevard.
- d. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
- e. **APPROVED** preliminary plat – 8 / 0

2. **PP-13-033**    **Heritage Addition:**    **6 Commercial Lots. Council District 4.**

- a. Being approximately 15.314 acres of land situated in the William Bostick Survey, Abstract Number 210, City of Fort Worth, Tarrant County, Texas.
- b. Applicant: Hillwood Alliance Residential, LP.
- c. General Location: Southeast corner of the intersection of Heritage Trace Parkway and North Beach Street.
- d. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
- e. **APPROVED** preliminary plat – 8 / 0

3. **PP-13-036**    **Alliance Crossing Addition:**    **5 Industrial Lots. Council District 7.**

- a. Being approximately 220.492 acres in the J. Evans Survey, Abstract No. 470; the I. Neace Survey, Abstract No. 1160; and the A. Warren Survey, Abstract No. 1986, City of Fort Worth, Tarrant County, Texas.
- b. Applicant: ADL Development, L.P.
- c. General Location: Northeast corner of the intersection of I-35W (North Freeway) and Westport Parkway
- d. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
- e. **APPROVED** preliminary plat – 8 / 0

**4. PP-13-039    Alliance Town Center North: 9 Commercial Lots and 1 Private Open Space Lot. Council District 2.**

- a. Being approximately 31.17 acres in the Wm. McCowens Survey, Abstract 999, City of Fort Worth, Tarrant County, Texas.
- b. Applicant: AIL Investment, LP.
- c. General Location: East of the North Freeway, south of Golden Triangle, west of Old Denton Road, and north of Heritage Trace Parkway.
- d. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
- e. **APPROVED** preliminary plat – 8 / 0

**5. PP-13-040    Alliance Town Center North: 12 Office/Retail Lots and 3 Private Open Space Lots. Council District 2.**

- a. Being approximately 51.62 acres in the Wm. McCowens Survey, Abstract 999, City of Fort Worth, Tarrant County, Texas.
- b. Applicant: AIL Investment, LP.
- c. General Location: East of the North Freeway, south of Golden Triangle, west of Old Denton Road, and north of Heritage Trace Parkway.
- d. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.
- e. **APPROVED** preliminary plat – 8 / 0

**D. New Cases (7)**

**6. FS-13-176    Lot 1R, Block 8, Tandy Addition: Council District 8.**

- a. Being a replat of the east 55 feet of Lot 1, Block 8, Tandy Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388, Page 31, PRTCT.
- b. Applicant: Elizabeth Munoz.
- c. General Location: North of Purington Avenue, south of Meadowbrook Drive, west of Sanderson Avenue, and west of Tandy Avenue (3438 Meadowbrook Drive).
- d. DRC Recommends: Approval of the subdivision of Lot 1, Block 8, Tandy Addition.
- e. **APPROVED** the subdivision of Lot 1, Block 8, Tandy Addition – 8 / 0

7. **PP-13-024**    **Topaz Ridge:**    **229 Residential Lots and 4 Private Open Space Lots. Tarrant County-ETJ.**

- a. Being approximately 63.613 acres of land in the Hiram Little Survey, Abstract Number 930, Tarrant County, Texas.
- b. Applicant: Varrichio Properties, LLC, Series 1 (Oak Grove).
- c. General Location: South of East Rendon Crowley Road, north of Burleson Retta Road, and east of Oak Grove Road South.
- d. DRC Recommends: Denial of the preliminary plat which is not in compliance with the Subdivision Ordinance.
- e. **GRANTED CONTINUANCE** to December 20 meeting – 8 / 0

8. **PP-13-027**    **Thomas Crossing:**    **185 Residential Lots. Council District 6.**

- a. Being approximately 76.80 acres of land in the A. Lee Survey, Abstract Number 931, City of Fort Worth, Tarrant County, Texas.
- b. Applicant: Thomas Crossing, LLC.
- c. General Location: South of Burleson Retta Road and east of Wildcat Way.
- d. DRC Recommends: Approval of this preliminary plat and the waivers to allow three long blocks and stub outs in all directions.
- e. **APPROVED** the preliminary plat and **APPROVED** requested waivers - 8 / 0

9. **PP-13-029**    **The Sanctuary at Bear Creek:**    **121 Single-Family Detached Lots, 1 Private Street Lot, 10 Private Open Space Lots, and 1 Proposed Park Lot. Council District 7.**

- a. Being approximately 40.842 acres in the J.L. Hansbrough Survey, Abstract No. 747 and in the J. Billingsley Survey, Abstract No. 70, City of Fort Worth, Tarrant County, Texas.
- b. Applicant: NMR Holdings, LLC.
- c. General Location: South of Golden Triangle, west of Crowne Pointe, north of Ray White Road, and east of Bear Creek Trail.
- d. DRC Recommends: Approval of the preliminary plat and approval of (1) a waiver of the requirement to extend Meadow Trails and (2) a waiver to allow Block 1 to exceed the maximum allowed block length.
- e. **APPROVED** the preliminary plat and **APPROVED** the requested waivers – 8 / 0

**10. PP-13-031    Heritage Addition: 104 Single-Family Detached Lots and 7 Private Open Space Lots.    Council District 4.**

- a. Being approximately 51.82 acres in the J.B. Knight Survey, Abstract No. 902 and the Walter R. Converse Survey, Abstract No. 248, City of Fort Worth, Tarrant County, Texas.
- b. Applicant: Hillwood Alliance Residential, LP.
- c. General Location: East of Exposition Way, south of Eddleman Drive, west of Broiles Lane and Flatiron Street, and north of Mirage Drive.
- d. DRC Recommends: Approval of the preliminary plat and approval of a waiver to allow Block 104, Block 110, and Block 111 to exceed the maximum length permitted. **APPROVED** the preliminary plat and **APPROVED** the requested waiver - 8 / 0.

**11. VA-13-012    Vacation of Portions of East 2nd Street.    Council District 9**

- a. Being approximately 0.201 acres in Blocks 39 and 43, Original Town of Fort Worth, an unrecorded subdivision, City of Fort Worth, Tarrant County, Texas.
- b. Applicant: Sundance Square Partners.
- c. General Location: East of Grove Street, north of East 3rd Street, south East 2nd Street, and west of Calhoun Street.
- d. DRC Recommends: Approval of a recommendation to City Council for the vacation of these portions of East 2<sup>nd</sup> Street.
- e. **APPROVED RECOMMENDATION** for vacation – 8 / 0

**12. VA-13-013    Vacation of a Portion of an Alley in Block 20, Hyde Park Addition.    Council District 8.**

- a. Being approximately 0.0568 acres in Block 20, Hyde Park Addition, as recorded in Volume 63, Page 9, PRTCT.
- b. Applicant: Gary Weatherspoon.
- c. General Location: East of South Freeway, north of Elmwood Avenue, south of Allen Avenue, and west of Evans Avenue.
- d. DRC Recommends: Approval of a recommendation to City Council for the vacation of this portion of an alley.
- e. **APPROVED RECOMMENDATION** for vacation – 8 / 0

E. Other Matters of Business (3)

**13. 9108 NW Highway 287 (Waiver Request). Council District 7**

- a. Being a 1.5 acre tract of land in the Josiah Walker Survey, Abstract 1600, City of Fort Worth, Tarrant County, Texas.
- b. Applicant: Harmon Road Holdings, LLC.
- c. General Location: North and east of Highway 287, west of Harmon Road, and south of Quail Springs Circle.
- d. DRC Recommends: Approval of a waiver of the requirement to plat this site in order to receive a building permit to construct a monopole telecommunications tower and equipment cabinets following the recording of acceptable access to the site.
- e. **APPROVED** requested waiver following the recording of acceptable access – 8 / 0

**14. 2023 Downtown Strategic Action Plan**

- a. Applicant: Downtown Fort Worth, Inc.
- b. DRC Recommends: Approval of a recommendation to the City Council for adoption of the 2023 Downtown Strategic Action Plan and that the Plan be incorporated into the City's 2014 Comprehensive Plan.
- c. **APPROVED RECOMMENDATION** for adoption of the Plan and incorporation in the 2014 Comprehensive Plan – 8 / 0

**15. 2014 Bond Program: Consideration of a Recommendation to the City Council.**

- a. **APPROVED RECOMMENDATION** for the 2014 Bond Program – 8 / 0

**Adjournment: 3:03 PM**